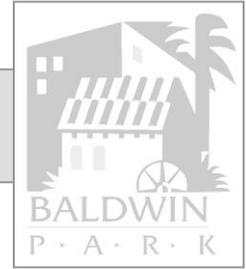

SUBCHAPTER 153.150 – OFF-STREET PARKING AND LOADING



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§ 153.150.010 – Intent and Purpose

The intent of the regulations in this subchapter is to ensure that all land uses in the city provide adequate off-street parking facilities, loading areas and vehicle movement areas; that the use of land does not adversely interfere with the circulation on public rights-of-way; that private on-site circulation does not pose potential safety issues; and that surrounding uses are insulated from noise and traffic impacts associated with off-street parking and loading activities.

§ 153.150.020 – Applicability

Every use permitted in each zone shall provide and permanently maintain off-street parking facilities and vehicular loading spaces as required by the provisions of this subchapter. The minimum standards shall apply to all new construction and to the expansion, renovation, conversion or alteration of any existing use or structure in any zone.

§ 153.150.030 – Parking Plan Review Requirements

- A. **Parking plan.** Parking lot design shall be reviewed in conjunction with a building permit or any other land use or development permit required for a project. Wherever 4 or more parking spaces are required for a new or modified development, a site plan of

the premises shall be required. The site plan shall be submitted to the City Planner and shall include sufficient detail to determine compliance with the provisions of this subchapter. The Director of Community Development shall have the authority to require that the parking plan address ingress and egress locations, traffic movements and other operational conditions.

- B. Zoning clearance.** Modification or improvement to an existing parking lot that impacts the parking space layout, or the configuration or number of parking stalls shall require a zoning clearance to authorize the modification, pursuant to subchapter 153.210, Administrative Procedures.
- C. Exempt from parking plan review.** The following parking lot improvements shall be considered minor in nature and shall be exempt from parking plan review:
1. Repair of any defects in the surface of a parking area, including holes and cracks.
 2. Resurfacing, slurry coating and restriping of a parking area with identical delineation of parking spaces.
 3. Repair or replacement of damaged planters and curbs in the parking area.

§ 153.150.040 – Number of Parking Spaces Required

Table 153.150.040 below indicates the minimum number of parking spaces required for each listed land use. The following regulations shall apply to the calculation of required parking spaces:

- A. Fractional numbers.** Any fractional parking space greater than or equal to one-half shall be rounded to the next whole number.
- B. Off-street parking for unlisted land use.** The number of parking spaces required for land uses not specifically listed shall be determined by the City Planner based on common functional, product or compatibility characteristics and activities. Such determination is considered a formal interpretation of the Zoning Code and shall be decided and recorded as such.
- C. Multiple uses on one site.** If more than one land use is located on a site, the number of required off-street parking spaces shall be equal to the sum of the number requirements prescribed for each land use.
- D. Handicapped/accessible parking.** Handicapped/accessible parking shall be provided as required by state law.

Table 153.150.040 Number of Required Parking Spaces	
Land Use	Minimum Number of Spaces Required
Artist Studio/Gallery	1 space/450 square feet of gross floor area
Automotive and Equipment Sales/Service a. Automotive Sales/Rental/Leasing b. Automotive Repair/Installation c. Automotive Storage d. Heavy Equipment Rental and Sales e. Large Equipment Repair	a. 1 space/2,000 square feet of site area b. 1 space/250 square feet of building area, plus 3 spaces/service bay c. 1 space/employee d. 1 space/400 square feet of building area, plus 1 space/2,000 square feet of site area e. 2 spaces/service bay
Banks and Financial Services	1 space/200 square feet of building area
Banquet Hall/Lodge/ Meeting Hall	1 space/3 seats or 1 space/35 square feet of assembly area
Caretaker Housing	1 space/dwelling unit
Day Care Facilities a. Small-Family Day Care Home b. Large-Family Day Care Home c. Day Care Facility	a. No requirement beyond standard single-family residential dwelling b. 2 spaces for single-family dwelling, plus 1 space/employee not residing in the home, plus 1 space for drop-off and pick-up c. 1 space/employee plus 1 space/facility vehicle, plus 1 space/8 children (or adult, if adult day care) at facility licensed capacity
Church or other Place of Worship	1 space/3 fixed seats or 1 space/50 square feet of assembly area, plus spaces required for auxiliary uses
Commercial Entertainment a. Motion Picture or Live Theater b. Dance Halls c. Sports Arenas	a. 1 space/3 seats b. 1 space/3 seats, plus 1 space/50 square feet of dance floor area c. 1 space/3 seats
Commercial Recreation a. Health/Fitness Club b. Billiard/Bowling Alley c. Arcade/Internet Café	a. 1 space/150 square feet of building area b. 3 spaces/100 square feet of building area c. 1 space/150 square feet of building area
Drug Store/Pharmacy	1 space/250 square feet of building area or space within an associated facility

Table 153.150.040 Number of Required Parking Spaces	
Land Use	Minimum Number of Spaces Required
Dwelling a. Single-family Detached, Duplex, Condominium and Townhouse b. Apartments c. Efficiency Apartments d. Senior Housing	a. 2 garage spaces/dwelling unit, plus 1 additional garage or surface space where dwelling unit contains 5 or more bedrooms b. 1 carport space/dwelling unit, plus 1 other space/dwelling unit c. 1 space/dwelling unit d. 1 space/dwelling unit For all but single-family detached dwellings, Guest Parking shall be provided at 1 space/3 dwelling units
Emergency Shelter	1 space/5 beds and 2 additional spaces
Equipment Sales and Rental a. Indoor display b. Outdoor display	a. 1 space/250 square feet of building area b. 1 space/1,000 square feet if display area, plus any required for indoor display or related use
Food and Beverage Sales: a. Grocery Store, Liquor Store, Specialty Food Shop b. Convenience Store	a. 1 space/200 square feet of building area b. 1 space/150 square feet of building area
Industrial/Manufacturing/Materials/Goods Processing	1 space/500 square feet of building area
Hospital/Medical Service a. General Hospital Service b. Medical/Dental Office c. Ambulance Service	a. 2 spaces/1 bed b. 1 space/200 square feet of building area c. 1 space/ambulance, plus 1 space/250 square feet of office space
Hotel/Motel	1 space/guest room, plus additional parking as required for any on-site restaurant, conference facility or other auxiliary use
Kennel	1 space/250 square feet of site area
Laundry	1 space/750 square feet of building area
Medical and Adult Cannabis Cultivation, Manufacturing and Distribution	1 space/1,000 square feet of building area
Mobile Home Park	2 spaces/mobile home site, plus 1 guest space/5 mobile home sites
Office - Business and Professional (other than medical or dental)	1 space/250 square feet of building area

Table 153.150.040 Number of Required Parking Spaces	
Land Use	Minimum Number of Spaces Required
Personal Service Business	1 space/200 square feet of building area
Restaurant/Bar	
a. Bar	a. 1 space/150 square feet of building area
b. Restaurant	b. 1 space/100 square feet of building area
c. Night Clubs and Discotheques	c. 1 space/100 square feet of building area
Retail Sales - General	1 space/250 square feet of building area
School	
a. Elementary or Secondary (Private)	a. 1 space/employee plus, 1 space/classroom
b. High School (Private)	b. 1 space/employee plus, 1 space/ 2 students in 11 th and 12 th grade
c. Specialized and Vocational	c. 1 space/35 square feet devoted to instructional purposes plus, 1 space/classroom
Self-storage Facility	4 spaces, plus 2 spaces for management and employees
Service Station	
a. Stand-alone Station	a. 2 spaces/service bay
b. With Accessory Retail/Convenience Market	b. 5 spaces or first 1,000 square feet, plus 1 space/300 square feet thereafter
c. With Vehicle Maintenance/Repair	c. 2 spaces/service bay
Warehousing and Distribution	1 space/1,000 square feet of building area

Note: Building area defined as gross usable area

§ 153.150.050 – Parking Development Dimensions and Locations

All required parking facilities shall be constructed and maintained in accordance with the following regulations.

- A. Minimum standard parking space dimensions and location.** Each standard surface parking space shall comply with the following requirements:
1. Have minimum width of 9 feet or 8.5 feet, (when the end parking space is adjacent to a building, light standard, wall, or obstruction, a minimum clearance between the curbface and the face of obstruction shall provide a minimum of 2 feet).
 2. Have a minimum length of 18 feet (The length includes a 2 foot overhang).
 3. Be located so that an automobile is not required to back onto a public street.
 4. Maintain at least 24 feet of backup space directly behind each parking space.

- B. Minimum parallel parking space dimensions.** Each parallel surface parking space shall comply with the following requirements:
1. Have a minimum width of 10 feet.
 2. Have a minimum length of 23 feet.
- C. Minimum enclosed garage parking space dimensions.** Each enclosed garage parking space shall comply with the following requirements:
1. Have a minimum width of 10 feet.
 2. Have a minimum length of 20 feet.
- D. Parking located in required yard areas.** All parking spaces and facilities shall not be located within a required front or street side yard area.
- E. Underground parking facilities.** Underground parking facilities shall comply with the following requirements:
1. The parking facilities may be located within a required yard area, except a required front yard area.
 2. The parking facilities must be constructed in a manner acceptable to the City Engineer to ensure that there will be adequate lateral support and safe vehicular and pedestrian ingress and egress.

§ 153.150.060 – Off-Site Parking in a Residential Zone Associated with a Commercial or Industrial Use

In addition to the requirements set forth in § 153.150.050, any parking lot or structure developed in conjunction with any commercial or industrial use that is legally established within a residential zone shall comply with the following standards and limitations:

- A. Parking space ingress and egress.** Each surface parking space shall be located so that an automobile is not required to back onto a public street or onto any adjacent lot developed with a residential use.
- B. Passenger vehicle parking only.** The parking facility shall be used solely for the parking of private passenger vehicles belonging to patrons of the permitted use.

- C. **Parking facility location.** The parking facility shall be located directly adjacent to the nonresidential use it serves.
- D. **Perimeter wall.** A minimum 6-foot-high masonry block wall shall be constructed on any lot abutting any residentially zoned property. The wall shall be reduced to 3 feet in height in and along any required front yard area.
- E. **Front yard.** A front yard area of at least 10 feet in depth is required for such parking facilities, which shall be fully landscaped.
- F. **Landscaped buffer.** In addition to the masonry block wall, a fully landscaped buffer strip measuring a minimum of 3 feet in depth shall be provided on the nonresidential side of the wall.
- G. **Access driveway width.** The parking facility shall have and maintain a minimum vehicular access driveway width of 20 feet. However, the Director of Community Development shall have the authority to require a wider driveway width based on City and County Fire Department requirements and/or other circumstances associated with the location, purpose, and design of the driveway.

§ 153.150.070 – Parking Development and Maintenance Standards

- A. **Pavement.** All off-street parking spaces, driveways and aisles shall be paved with concrete or asphalt concrete pavement in accordance with adopted city standards.
- B. **Pavement maintenance.** The pavement within all parking and storage areas shall be structurally sound, clean and free of dust, mud and trash. All pavement repair, reconstruction or restoration work shall be done in accordance with city standards.
- C. **Striping.** All parking spaces shall be clearly striped showing the layout of the intended parking stalls. Striping shall not be less than 3 inches in width and shall be maintained so it is clear and visible.
- D. **Wheel stops.** Suitable concrete curb wheel stops or continuous curbing designed to stop the movement of vehicles may be required as a condition of project approval. Such curbing shall be securely installed and permanently maintained.
- E. **Signage.** Where required as conditions of approval for safety purposes, approved exit, entrance and directional signs and markings shall be installed and maintained.
- F. **Screening wall.** A solid masonry wall shall screen all parking areas located abutting a residentially zoned lot, street or alley. The wall shall be a minimum of 6 feet in height

along rear and side yards and 3 feet along front and street side yard areas. All wall heights shall be measured from the grade of the surface of the residentially zoned lot. A minimum 6-foot tall landscape berm may be substituted for the required wall adjacent to a front or street side yard, at the discretion of the City Planner, or by discretionary applications subject to Planning Commission review and approval.

- G. **Lighting.** Suitable lighting shall be provided to adequately illuminate each parking area. The lighting shall be arranged and maintained to reflect light away from adjacent properties, pursuant to subchapter 153.140, Performance Standards.
- H. **Surface runoff.** All parking lots shall be designed to drain in a manner that collects surface runoff consistent with standards enforced by the City Engineer which implements the requirements of the National Pollutant Discharge Elimination System Permit.

§153.150.080 – Parking Lot and Space Location Standards

- A. **Parking space access.** All required off-street parking spaces shall be located in parking lots independently accessible from a street at all times.
- B. **Location.** All required off-street parking spaces shall be located within 300 feet of the use or development requiring such spaces. If the parking spaces are provided on a lot separate from the use it serves, a covenant, acceptable to the City Attorney, shall be recorded associating the parking spaces to the use or development so served.
- C. **Parking located in required yard areas.** Required off-street parking spaces shall not be located within any required front and/or street side yard area.
- D. **Pedestrian and emergency access.** Parking spaces shall not preclude direct and free access to stairways, walkways, elevators, pedestrian access ways or fire safety equipment. Such access shall maintain a minimum width of 44 inches, no part of which shall be within a parking space.
- E. **City Engineer approval.** To ensure that interference with traffic flow on adjacent streets and alleys will be minimal, the location and design of all entrances and exits to streets or alleys from off-street parking facilities shall be subject to approval by the City Engineer.

§ 153.150.090 – Use Restrictions

Parking facilities shall be used only temporarily and in conjunction with the uses they serve. Parking facilities shall not be used for other purposes, including, but not limited to, the storage of vehicles.

§ 153.150.100 – Parking Lot and Structure Design Standards

- A. **Vehicle overhang.** Overhang of vehicles into landscaped areas is permitted, provided no vehicle overhangs a sidewalk or walkway and further, provided the landscape area is 3 feet or more in depth.
- B. **Motorcycle stalls.** Motorcycle stalls may be used as an option to utilize areas that would otherwise not be of adequate size for conventional parking spaces. Unless otherwise determined by the City Planner for a particular project, motorcycle stalls shall not count toward the number of required parking spaces.
- C. **Parking space abutting wall or pillar.** Piers and pillars shall not encroach into parking spaces. Where a parking space is located abutting a wall, pillar or similar structure, the parking space width and/or length shall be increased by a minimum of 2 feet.
- D. **Tandem parking prohibited.** Each parking space shall be accessible without requiring the movement of another vehicle. Except as provided for in Section 153.120.360 (I), Tandem parking arrangements are specifically prohibited.
- E. **Parking lot design.** The City shall adopt by resolution and maintain standards for the design and development of parking lots. All parking lot design and development shall adhere to those standards.

§ 153.150.110 – Parking Lot Landscaping Standards

Within parking lots, landscaping shall be provided for shade and climate control, to enhance project design and to screen the visual impact of vehicles and large expanses of pavement. Landscaped areas within parking lots shall comply with the following standards:

- A. **Trees required.** Trees shall be planted and maintained in all parking lots at a ratio of 1 tree for every 10 parking spaces. The trees shall be placed throughout the parking lot in a manner that will ensure that most portions of the lot receive tree shade. Trees shall be of a variety that provides a broad canopy. The minimum size of such trees at planting shall be 36-inch box.
- B. **Perimeter planter landscaping.** Landscaping within the perimeter planter between the parking lot and any right-of-way shall be designed and maintained for partial screening of vehicles to a minimum height of 36 inches, measured from the finished grade of the parking lot. Screening materials may include any combination of plant materials, earthen berms, raised planters or other screening device deemed acceptable by the City Planner or Planning Commission.

- C. **Required landscaping.** A minimum of 10 percent of the parking lot area shall be landscaped. Parking lot landscaping shall not count toward required landscape coverage otherwise required for the zone in which a project is located.
- D. **Landscape irrigation and maintenance.** All landscaped areas shall be equipped with an automated irrigation system and shall be maintained at all times in a neat and healthy condition. To the greatest extent possible, native and drought-tolerant plant materials shall be used.

§ 153.150.120 – Shared Parking

- A. **Shared parking conditions.** The shared use of parking facilities may be permitted where particular uses or activities meet the following conditions:
1. Parking facilities for any nonresidential use may share parking facilities with another use only if no substantial conflict exists in the principal operating hours of the uses proposed to share parking facilities.
 2. The maximum distance between the outer boundaries of the uses proposed to share parking facilities shall be 300 feet.
 3. All prospective users shall agree upon the shared use of the off-street parking facilities.
 4. The adjacent or nearby properties shall not be adversely affected by the proposed shared parking.
- B. **Shared parking report required.** A parking report shall be prepared for review and approval by the Director of Community Development documenting the parking requirements of each use proposing to share parking facilities and further documenting how the sharing arrangement will satisfy the parking needs of each affected use.
- C. **Legal agreement approved and recorded.** If approved by the Director of Community Development, all parties sharing parking facilities shall sign a legal agreement. Such agreement shall be approved by the City Attorney and the Director of Community Development, and recorded with the County Recorder's office. Copies of the agreement shall be filed with the Director of Community Development.

§ 153.150.130 – Driveway Standards

- A. **Residential Zones.** The City and County Fire Department shall approve the driveway widths and clearances. However, the following minimum standards shall be observed for driveways in residential zones:

1. The minimum driveway width for R-1-7,500 and R-1 zoned properties shall be 9 feet. No more than 1 driveway shall be provided on R-1-7,500 and R-1 lot.
 2. The minimum driveway width for R-G and R-3 zoned properties shall be 26 feet.
 3. The minimum lot street frontage for all residential zones shall be 50 feet where dual driveways are provided.
- B. Nonresidential Zones.** Driveways serving parking facilities in nonresidential zones shall a minimum width of 24 feet. However, the Director of Community Development shall have the authority to require a wider driveway width or allow a narrower driveway width based on City and County Fire Department requirements and/or other circumstances associated with the location, purpose, and design of the driveway.
- C. Shared Driveways.** Shared use of driveways used in combination with abutting properties are permitted for commercial and industrial lots when proper easements or agreements, approved by the City Attorney, have been executed, recorded and filed with the city.
- D. Safety Considerations.**
1. Driveways shall be designed and located in such a manner so as to ensure proper visibility to on-street traffic. Driveway design shall take into consideration slopes, curvature, speed and conflicting turning movements in the area. A clear cross-visibility area shall be maintained pursuant to §153.130.080 and be kept free of obstacles such as signs, landscaping and structures.
 2. Driveways shall not be located where they would impede traffic on streets or intersections.

§ 153.150.140 – Off-Street Loading Standards

- A. Loading minimum dimensions.** The minimum dimensions of a loading space shall be 15 feet in width, 15 feet in length and 14 feet of vertical clearance.
- B. Minimum loading spaces required.** The number of off-street loading spaces shall be in compliance with the standards set forth in Table 153.150.140.

TABLE 153.150.140 Required Loading Spaces	
Use	Minimum Number of Loading Spaces
Nonresidential use with 5,000 to 10,000 square feet of floor area	1
Commercial uses with greater than 10,000 square feet of floor area	2
Office uses with greater than 10,000 square feet of floor area	2
Industrial uses with greater than 10,000 square feet of floor area	1 space for every 10,000 square feet or fraction thereof, with a maximum of 4 spaces required, unless otherwise required by Approving Authority to meet demands of a specific use.

- C. **Loading maneuvering.** Loading areas shall be designed so that all truck back-up maneuvering occurs entirely on private property and does not utilize any public right-of-way.
- D. **Loading facilities located in setback areas.** Off-street loading facilities may not be located within any required setback area.

§ 153.150.150 – Bicycle Parking Standards

- A. **Minimum bicycle parking required.** Bicycle parking shall be provided for multi-family residential, public and civic facilities, schools, retail, commercial and office uses in accordance with the following regulations:
1. For multi-family dwelling units, 1 bicycle space for every 5 units shall be provided.
 2. For public and civic facilities, 1 bicycle space for each 3 automobile parking spaces, not required to exceed 25 bicycle spaces.
 3. For retail and office uses, 5 bicycle spaces for the first 25 automobile spaces shall be provided, plus 1 space per 10 additional vehicle spaces, but not required to exceed 20 bicycle spaces.
- B. **Bicycle parking location.** Bicycle parking shall be located on a paved surface, in proximity to a building entrance, in a visibly secure and well-lit location and adjacent to the building served.

- C. **Bicycle parking minimum dimensions.** The minimum dimensions for bicycle parking areas shall be 2 feet by 6 feet, plus a 5-foot maneuvering space behind the bicycle rack area.

§ 153.150.160 – Parking In-Lieu Program

- A. **Off-street parking waiver.** A maximum of 40 percent of the off-street parking required by this subchapter may be waived when the lot or parcel of land is located within 500 feet of a city-owned public parking facility, with such distance measured between the property line of the subject parcel and the nearest point of the city-owned public parking facility.
- B. **Waiver application and in-lieu fee.** An application for waiver shall be reviewed by the City Council, which shall consider the effect that the waiver would have on the availability of and need for public parking within the neighborhood of the project. The City Council may approve the application in whole or in part, or may deny the application, as it determines appropriate to protect public health, safety and welfare. If the City Council determines to grant the application in whole or in part, the developer of parking the lot or parcel shall pay to the city an in-lieu parking fee for each space waived, in an amount to be established by resolution of the City Council.
- C. **Parking in-lieu fee special fund.** All fees collected pursuant to this section shall be deposited into a special fund that shall be specifically utilized for the purposes of providing for, facilitating the use of or maintaining city-owned public parking spaces.